

CFK

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

#400
COVENANT REALTY,

Plaintiffs,

v.

WESTMINSTER AMERICAN INSURANCE
COMPANY,

Defendant.

CIVIL ACTION NO:

20

301

NOTICE OF REMOVAL

**TO: THE HONORABLE JUDGES OF THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

Pursuant to 28 U.S.C. §§ 1332, 1441(a) and 1446, Defendant, Westminster American Insurance Company (hereinafter "Defendant"), hereby files the instant Notice of Removal. Defendant seeks removal of this case from the Court of Common Pleas, Philadelphia County, to the United States District Court for the Eastern District of Pennsylvania. In support of this Notice of Removal, Defendant states as follows:

CASE BACKGROUND AND FOUNDATION FOR REMOVAL

1. On or about December 31, 2019, Plaintiff filed a Civil Action Complaint in the Court of Common Pleas, Philadelphia County, Pennsylvania, against Defendant. Plaintiff's Complaint seeks judgment against Defendant for breach of contract of its insurance contract and trespass in connection with a denial of coverage stemming of Plaintiff's claim for losses allegedly

incurred on July 10, 2019. A true and correct copy of Plaintiff's Complaint, which constitutes the entirety of all pleadings filed in this matter, is attached as Exhibit A and incorporated by reference.

2. This Court has original jurisdiction over this matter pursuant to 28 U.S.C. § 1332. Further, this matter is one that may be removed to this Court pursuant to 28 U.S.C. § 1441 because it is a civil action that is between citizens of different states and in which the amount in controversy exceeds \$75,000, exclusive of interest and costs.

3. The United States District Court for the Eastern District of Pennsylvania is the appropriate Court in which to file this Notice of Removal because the State Court Action is pending in Philadelphia County, Pennsylvania. See 28 U.S.C. § 1441(a).

COMPLETE DIVERSITY OF CITIZENSHIP

4. There is complete diversity of citizenship between the parties.

(a) **Plaintiff**. Plaintiff is a Pennsylvania licensed business with a principle place of business located at 8414 Torresdale Avenue, Philadelphia, PA 19136.

(b) **Defendant**. Defendant is a Maryland Corporation with a principle place of business located at 8890 McDonogh Road, Suite 310, Owings Mills, MD 21117. Thus, Defendant is not a citizen of Pennsylvania and is diverse from the Plaintiff.

AMOUNT IN CONTROVERSY EXCEEDS \$75,000

5. Plaintiff does not quantify the amount of damages it seeks to recover in this case in the Complaint.

6. Because “the Complaint may be silent or ambiguous on one or more of the ingredients needed to calculate the amount in controversy,” “[a] defendant’s notice of removal then serves the same function as the Complaint would in a suit filed in federal court.” Morgan v. Gay, 471 F.3d 469, 474 (3d Cir. N.J. 2006).

7. Where a federal cause of action is based on diversity jurisdiction, the Complaint must allege an amount in controversy between the parties in excess of the statutory minimum. See 28 U.S.C. § 1332(a); Golden v. Golden, 382 F.3d 348, 354-355 (3d Cir. Pa. 2004). The amount need not be proven; rather, the amount is judged from the face of the Complaint and is generally established by a good faith allegation. See Horton v. Liberty Mut. Ins. Co., 367 U.S. 348, 353, 6 L. Ed. 2d 890, 81 S. Ct. 1570 (1961) (measuring “good faith” by whether it appears “to a legal certainty the claim is really for less than the jurisdictional amount”) (internal quotations and citations omitted); St. Paul Mercury Indem. Co. v. Red Cab Co., 303 U.S. 283, 288, 82 L. Ed. 845, 58 S. Ct. 586 (1938); see also Jumara v. State Farm Ins. Co., 55 F.3d 873, 877 (3d Cir. 1995).

8. Here, the amount in controversy more likely than not exceeds \$75,000 based on Plaintiff’s claims, the alleged losses, and the recovery sought in the Complaint. Plaintiff seeks recovery based on allegations of breach of contract of insurance contract and trespass in connection with a denial of coverage stemming of Plaintiff’s claim for losses allegedly incurred on July 10, 2019. The allegations in the Complaint are that Plaintiff, Covenant Realty, has sustained and makes claim for suffering direct physical loss and damage to the insured’s property. See Exhibit A.

9. Defendant denies the allegations in the Complaint. Taking those allegations on their face as true, however, as this Court must do for the purpose of determining the propriety of removal, it is clear that Plaintiff’s claims, as evidenced by the Complaint attached hereto as Exhibit A, demonstrate an amount in controversy in excess of \$75,000.

11. Given the diversity of the real parties and an amount in controversy in excess of \$75,000, this Court has jurisdiction over the causes of action and claims asserted in the State Court Action pursuant to 28 U.S.C. § 1332, and this action is properly removable pursuant to 28 U.S.C. § 1441.

OTHER ISSUES

12. This Notice of Removal is timely filed. See 28 U.S.C. § 1446(b).
13. This Notice of Removal has been served on Plaintiff's counsel.
14. The undersigned counsel hereby certifies that there are no hearings set before the Court of Common Pleas, Philadelphia County, from which this case is removed, and all pleadings and process files therein are attached hereto.

CONCLUSION

Because Plaintiff and the Defendant are citizens of different states, and the amount in controversy exceeds \$75,000, exclusive of interest and costs, this Court has jurisdiction over the Plaintiff's claims pursuant to 28 U.S.C. § 1332. Defendant is therefore entitled to remove this case to this Court pursuant to 28 U.S.C. § 1441.

Wherefore, Defendant requests that the action now pending before the Court of Common Pleas, Philadelphia County, Docket No. 191204163, be removed to this Court.

Respectfully Submitted,

LANGSAM STEVENS SILVER & HOLLAENDER LLP

By: _____

Charles M. Adams, CPCU, Esquire
Attorneys for Defendant, Westminster American
Insurance Company
Identification No. 310405
1818 Market Street, Suite 2430
Philadelphia, PA 19103
T: 215-732-3255
cadams@lssh-law.com

Dated: 1/15/20

EXHIBIT A

2019-226.

Court of Common Pleas of Philadelphia County
Trial Division

Civil Cover Sheet

For Prothonotary Use Only (Docket Number)

DECEMBER 2019

004163

E-Filing Number: 1912066905

PLAINTIFF'S NAME COVENANT REALTY		DEFENDANT'S NAME WESTMINSTER AMERICAN INSURANCE COMPANY	
PLAINTIFF'S ADDRESS 8414 TORRESDALE AVENUE PHILADELPHIA PA 19136		DEFENDANT'S ADDRESS 8890 MCDONOUGH ROAD SUITE 310 OWINGS MILL MD 21117	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
TOTAL NUMBER OF PLAINTIFFS 1	TOTAL NUMBER OF DEFENDANTS 1	COMMENCEMENT OF ACTION <input checked="" type="checkbox"/> Complaint <input type="checkbox"/> Petition Action <input type="checkbox"/> Notice of Appeal <input type="checkbox"/> Writ of Summons <input type="checkbox"/> Transfer From Other Jurisdictions	
AMOUNT IN CONTROVERSY <input type="checkbox"/> \$50,000.00 or less <input checked="" type="checkbox"/> More than \$50,000.00	COURT PROGRAMS <input type="checkbox"/> Arbitration <input type="checkbox"/> Mass Tort <input type="checkbox"/> Commerce <input type="checkbox"/> Settlement <input type="checkbox"/> Jury <input type="checkbox"/> Savings Action <input type="checkbox"/> Minor Court Appeal <input type="checkbox"/> Minors <input checked="" type="checkbox"/> Non-Jury <input type="checkbox"/> Petition <input type="checkbox"/> Statutory Appeals <input type="checkbox"/> W/D/Survival <input type="checkbox"/> Other:		
CASE TYPE AND CODE 10 - CONTRACTS OTHER			
STATUTORY BASIS FOR CAUSE OF ACTION			
RELATED PENDING CASES (LIST BY CASE CAPTION AND DOCKET NUMBER)		IS CASE SUBJECT TO COORDINATION ORDER? YES NO	
TO THE PROTHONOTARY: Kindly enter my appearance on behalf of Plaintiff/Petitioner/Appellant: <u>COVENANT REALTY</u> Papers may be served at the address set forth below.		FILED PROPROTHY DEC 31 2019 K. KALOGRIAS	
NAME OF PLAINTIFF'S/PETITIONER'S/APPELLANT'S ATTORNEY ANTHONY J. DIULIO		ADDRESS 1617 JFK BLVD SUITE 1270 PHILADELPHIA PA 19103	
PHONE NUMBER (215) 568-2900	FAX NUMBER (215) 568-2901		
SUPREME COURT IDENTIFICATION NO. 312763		E-MAIL ADDRESS adiulio@wdblegal.com	
SIGNATURE OF FILING ATTORNEY OR PARTY ANTHONY DIULIO		DATE SUBMITTED Tuesday, December 31, 2019, 08:54 am	

FINAL COPY (Approved by the Prothonotary Clerk)

WHEELER, DIULIO & BARNABEI, P.C.

BY: Anthony DiUlio, Esquire

Attorney I.D. No.: 312763

One Penn Center - Suite 1270

1617 JFK Boulevard

Philadelphia, PA 19103

Phone: (215) 568-2900

Email: adiulio@wdblegal.com

THIS IS NOT AN ARBITRATION CASE.
JURY TRIAL WAIVED. Filed and Attested by the

Office of Judicial Records

31 DEC 2019 08:54 am
Attorney: ANTHONY DIULIO (s)
K. KALOGRIAS

COVENANT REALTY
8414 Torresdale Avenue,
Philadelphia, Pennsylvania, 19136

vs.

WESTMINSTER AMERICAN
INSURANCE COMPANY
8890 McDonogh Road
Suite 310, Owings Mill, MD 21117

COURT OF COMMON PLEAS
PHILADELPHIA COUNTY

DOCKET NO.

CIVIL ACTION COMPLAINT (IC - Contract)

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the Claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PHILADELPHIA BAR ASSOCIATION
Lawyer Referral Service
1101 Market St., 11th Floor
Philadelphia, PA 19107-2911
Telephone: 215-238-6333
Fax: 215-238-1159

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta ascantar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

ASOCIACIÓN DE LICENCIADOS DE FILADELPHIA

Servicio De Referencia E Informacion Legal

1101 Market Street, 11th Floor
Philadelphia, Pennsylvania 19107 (215) 238-6333

THIS IS NOT AN ARBITRATION CASE.
JURY TRIAL WAIVED.

WHEELER, DIULIO & BARNABEI, P.C.

BY: Anthony DiUlio, Esquire
Attorney I.D. No.: 312763
One Penn Center - Suite 1270
1617 JFK Boulevard
Philadelphia, PA 19103
Phone: (215) 568-2900
Email: adiulio@wdblegal.com

Attorney for Plaintiff(s)

COVENANT REALTY
8414 Torresdale Avenue,
Philadelphia, Pennsylvania, 19136

vs.

WESTMINSTER AMERICAN
INSURANCE COMPANY
8890 McDonogh Road
Suite 310, Owings Mill, MD 21117

COURT OF COMMON PLEAS
PHILADELPHIA COUNTY

DOCKET NO.

CIVIL ACTION COMPLAINT (1C - Contract)

1. Plaintiff, Covenant Realty, (hereafter referred to as "Plaintiff"), is a licensed business in the state of Pennsylvania with a mailing address set forth above.
2. Defendant, Westminster American Insurance Company, (hereinafter referred to as "Defendant"), is a corporation duly organized and existing which is authorized to conduct business as an insurance company within the Commonwealth of Pennsylvania and maintains a place of business for that purpose at the address set forth above and issues policies of insurance within the City and County of Philadelphia.
3. Defendant, in its regular course of business issued to Plaintiff a policy of insurance ("the Policy") covering Plaintiff's property located at 101 E. High Street, Pottstown,

Pennsylvania 19464 ("the Property"). A copy of the Policy is not in Plaintiffs' possession, but a copy of same is believed to be in defendant's care, custody and control.

4. On or about 7/10/2019, while the Policy was in full force and effect, Plaintiff suffered direct physical loss and damage to the insured Property believed to be the result of a peril insured against under the Policy, resulting in damage to the insured premises and those areas and to the extent set forth in the preliminary estimate of loss, a true and correct copy of which is attached hereto and made part hereof and marked Exhibit "A".

5. Notice of this covered loss was given to Defendant in a prompt and timely manner and Plaintiff, at all relevant times, fully complied with all of the terms and conditions required by the Policy.

6. Defendant, despite demand for benefits under the Policy, has refused, without legal justification or cause, and continues to refuse, to pay to Plaintiff monies owed for the damages suffered as a result of the Loss.

7. Solely as a result of Defendant's failure and refusal to pay benefits to Plaintiff as required under the Policy, Plaintiff has suffered loss and damage in an amount in excess of \$50,000.00.

COUNT I
In Assumpsit - Breach of Contract

8. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.

9. Defendant is obligated by the terms of the contract to indemnify Plaintiff's loss.

10. Despite submission of reasonable proof and demand for full and complete payment with respect to Plaintiff's Loss, Defendant has not paid to Plaintiff all of the policy

benefits to which they are entitled under the Policy and has refused to provide funds sufficient to bring Plaintiffs' home to pre-loss condition.

11. Defendant's denial of coverage was made without a reasonable basis in fact.

12. Defendant's refusal to indemnify Plaintiff's loss constitutes a breach of the insurance contract.

WHEREFORE, Plaintiffs demand judgment against Defendant in an amount in excess of \$50,000.00 together with interest and court costs.

COUNT II
In Trespass - 42 Pa.C.S.A. §8371

13. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.

14. Defendant has engaged in bad faith conduct toward Plaintiff with respect to its adjustment of Plaintiff's covered Loss, in violation of 42 Pa.C.S.A. §8371 et seq.

15. In furtherance of its bad faith and wrongful denial and refusal to pay benefits for Plaintiff's covered Loss, Defendant, acting by and through its duly authorized agents, servants, workmen or employees has engaged in the following conduct:

a. by sending correspondence falsely representing that Plaintiff's loss caused by a peril insured against under the Policy was not entitled to benefits due and owing under the Policy;

b. in failing to complete a prompt and thorough investigation of Plaintiff's claim before representing that such claim is not covered under the Policy;

c. in failing to pay Plaintiff's covered loss in a prompt and timely manner;

d. in failing to objectively and fairly evaluate Plaintiff's claim;

- e. in conducting an unfair and unreasonable investigation of Plaintiff's claim;
- f. in asserting Policy defenses without a reasonable basis in fact;
- g. in flatly misrepresenting pertinent facts or policy provisions relating to coverages at issue and placing unduly restrictive interpretations on the Policy and/or claim forms;
- h. in failing to keep Plaintiff or their representatives fairly and adequately advised as to the status of the claim;
- i. in unreasonably valuing the loss and failing to fairly negotiate the amount of the loss with Plaintiff or their representatives;
- j. in failing to promptly provide a reasonable factual explanation of the basis for the denial of Plaintiff's claim;
- k. in unreasonably withholding policy benefits;
- l. in acting unreasonably and unfairly in response to Plaintiff's claim;
- m. in unnecessarily and unreasonably compelling Plaintiff to institute this lawsuit to obtain policy benefits for a covered loss, that Defendant should have paid promptly and without the necessity of litigation;
- n. in denying this loss from a collapse with no plausible evidence that the damage was known to Plaintiff;
- o. in denying this loss from collapse with no plausible evidence that the damage was not hidden.

16. For the reasons set forth above, Defendant has acted in bad faith in violation of 42 Pa.C.S.A. §8371, for which Defendant is liable for statutory damages including interest from the

date the claim was made in an amount equal to the prime rate of interest plus three percent, court costs, attorneys' fees, punitive damages, and such other compensatory and/or consequential damages as are permitted by law.

WHEREFORE, Plaintiff demands judgment against Defendant in an amount in excess of \$50,000.00, together with interest, court costs, counsel fees and damages for delay.

WHEELER, DIULIO & BARNABEI, P.C.

BY: /s/ Anthony DiUlio
ANTHONY DIULIO, ESQUIRE
Attorney for Plaintiff(s)

VERIFICATION

I, Anthony DiUlio, counsel for Plaintiff, verify that the statements contained in the foregoing document are true and correct to the best of my knowledge, information and belief, and are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

WHEELER, DIULIO & BARNABEI, P.C.

BY: /s/ Anthony DiUlio
ANTHONY DIULIO, ESQUIRE
Attorney for Plaintiff(s)

Date:

EXHIBIT “ A ”

Covenant Realty
101 E. High Street
Pottstown, PA 19464

Collapse/Wind – 7/10/19

Recapitulation of Claim - Building

Repairs As Per Estimate Attached		<u>Claim</u> \$ 138,795.54
Emergency Service Repairs		
Belfor	\$ 5,668.22	
Brandywine Elevator Company	\$ 396.00	
Insured's Labor (EMS)		
2 Men, 48 Hours @ \$15.00/Hr.	\$ 720.00	
Insured's EMS Materials – tarps, ropes, sump pumps, extension cords, emergency lights	\$ 1,023.45	\$ 7,807.67
<u>Total Building Repair Costs To Date</u>		\$ <u>146,603.21</u>

Note:

1. The insured reserves the right to supplement or amend this presentation if additional damages/repairs are identified during subsequent inspections or throughout the course of construction.
2. Additional Temporary & Emergency costs or insured's repairs may be added when costs can be determined.

INSURANCE

<u>POLICY #</u>	<u>COMPANY</u>	<u>COVERAGE</u>	<u>AMOUNT</u>	<u>EXPIRES</u>
WAIC-2018-3067	Westminster American Insurance Company	Building Loss of Use	\$3,700,000.00 ALS – 18 Months	8/12/2019



Young Adjustment Company, Inc.

Case ID: 191204163

Young Adjustment Company

900 Lenmar Drive
Blue Bell, PA 19422
(215)654-6800

Insured: Covenant Realty / Auchenbach Apartments
Property: 101 E. High Street
Pottstown, PA 19464

Home: (215) 214-0138

Company: Young Adjustment Company, Inc.

YAC Estimator: Jim Vallone

YAC Adjuster: Steve Figlin

Ins. Co. Adjuster: Eric Schuster
Company: Paladin Adjustment Group

File Number: 19-086

Policy Number: WAIC-2018-3067

Type of Loss: Collapse

Date of Loss: 7/10/2019
Date Inspected: 7/19/2019

Date Received:
Date Entered: 7/23/2019 5:41 AM

Price List: PAWC8X_JUL19
Restoration/Service/Remodel

Note:

This is a preliminary estimate and subject review and revision.
This estimate does not include contents removal or disposal.
This estimate does not include any code upgrades.

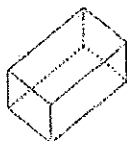
Young Adjustment Company

900 Lemmar Drive
Blue Bell, PA 19422
(215)654-6800

COVENANTREALTY

**Double Pitched Glass /w Metal Frame
Skylight Stru**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Engineering fees - are needed due to the increased weight of the replacement skylight - the original skylight is no longer manufactured - the quote is for the manufactures replacement	1.00 EA	0.00	750.00	27.23	157.50	934.73
Roofer - per hour - 4 men 4hrs. - demo & remove temporary roof structure	16.00 HR	0.00	126.09	73.23	423.66	2,514.33
Windows - Skylights (Bid Item) - see quote from Wolfarth & Associates - THIS QUOTE IS FOR MATERIALS ONLY - TO BE INSTALLED BY OTHERS	1.00 EA	0.00	31,740.64	1,152.19	6,665.53	39,558.36
Windows - Skylights (Bid Item) - see quote from the Skylight Doctors, LLC - THIS QUOTE IS FOR THE INSTALLATION OF THE SKYLIGHT ONLY THIS QUOTE DOES NOT INCLUDE COUNTER FLASHING, REMOVAL OF TEMPORARY ROOF OR DUMPSTER	1.00 EA	0.00	32,515.00	1,180.29	6,828.15	40,523.44
R&R Counterflashing	40.00 LF	0.50	8.83	16.58	79.00	468.78
Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	490.00	0.00	17.79	102.90	610.69
Totals: Double Pitched Glass /w Metal Frame Skylight Stru				2,467.31	14,256.74	84,610.33

**Entry/Foyer****LxWxH 15' 3" x 8' x 12' 5"**

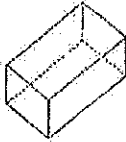
577.38 SF Walls	122.00 SF Ceiling
699.38 SF Walls & Ceiling	122.00 SF Floor
13.56 SY Flooring	46.50 LF Floor Perimeter
189.35 SF Long Wall	99.33 SF Short Wall
46.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean floor - tile	58.64 SF	0.00	0.49	3.31	6.07	38.11
Clean stair tread - per side - per LF	48.00 LF	0.00	0.49	2.60	4.94	31.06
Clean stair riser - per side - per LF	48.00 LF	0.00	0.40	2.12	4.03	25.35

Totals: Entry/Foyer				8.03	15.04	94.52
COVENANTREALTY					9/6/2019	Page: 2

Young Adjustment Company

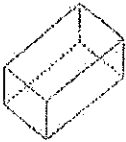
900 Lenmar Drive
Blue Bell, PA 19422
(215)654-6800

**Entry Hall**

LxWxH 8' 7" x 7' 11" x 9' 5"

310.75 SF Walls	67.95 SF Ceiling
378.70 SF Walls & Ceiling	67.95 SF Floor
7.55 SY Flooring	33.00 LF Floor Perimeter
80.83 SF Long Wall	74.55 SF Short Wall
33.00 LF Ceil. Perimeter	

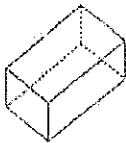
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean floor - tile	76.70 SF	0.00	0.49	4.35	7.94	49.87
Totals: Entry Hall				4.35	7.94	49.87

**Stairway to Basement**

LxWxH 13' 2" x 4' x 8'

274.67 SF Walls	52.67 SF Ceiling
327.33 SF Walls & Ceiling	52.67 SF Floor
5.85 SY Flooring	34.33 LF Floor Perimeter
105.33 SF Long Wall	32.00 SF Short Wall
34.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean stair tread - per side - per LF	56.00 LF	0.00	0.49	3.02	5.76	36.22
Clean stair riser - per side - per LF	56.00 LF	0.00	0.40	2.47	4.70	29.57
Clean stair stringer - per side	28.00 LF	0.00	0.65	2.01	3.82	24.03
Totals: Stairway to Basement				7.50	14.28	89.82

**Basement by Elevator**

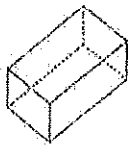
LxWxH 16' 8" x 8' x 8' 6"

419.33 SF Walls	133.33 SF Ceiling
552.67 SF Walls & Ceiling	133.33 SF Floor
14.81 SY Flooring	49.33 LF Floor Perimeter
141.67 SF Long Wall	68.00 SF Short Wall
49.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Content Manipulation charge - per hour	1.00 HR	0.00	38.50	1.40	8.09	47.99
Clean floor	133.33 SF	0.00	0.33	4.79	9.24	58.03
Totals: Basement by Elevator				6.19	17.33	106.02

Young Adjustment Company

900 Lenmar Drive
Blue Bell, PA 19422
(215)654-6800



1st Floor Elevator Area

LxWxH 18' 7" x 11' 10" x 10' 8"

591.67 SF Walls	219.90 SF Ceiling
811.57 SF Walls & Ceiling	219.90 SF Floor
24.43 SY Flooring	52.25 LF Floor Perimeter
198.22 SF Long Wall	126.22 SF Short Wall
60.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 2" X 6' 8"

Opens into Exterior

Missing Wall - Goes to Floor

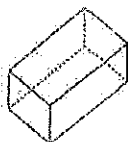
5' 5" X 6' 8"

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
R&R Smoke detector - Premium grade	1.00 EA	9.34	145.89	12.60	34.07	201.90
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
Clean underside of stair tread - per side - per LF	16.68 LF	0.00	0.49	0.90	1.72	10.79
Clean underside of stair riser - per side - per LF	16.68 LF	0.00	0.40	0.73	1.40	8.80
Clean underside of stair stringer - per side	8.33 LF	0.00	0.65	0.58	1.14	7.13
Clean more than the walls and ceiling - includes closet exterior walls	875.74 SF	0.00	0.26	25.35	47.93	300.97
Clean the surface area	875.74 SF	0.00	0.26	25.35	47.93	300.97
Seal/prime then paint more than the walls and ceiling twice (3 coats) - 2 colors	875.74 SF	0.00	1.21	52.13	225.40	1,337.18
Clean door (per side)	4.00 EA	0.00	5.32	2.36	4.47	28.11
Paint door slab only - 2 coats (per side)	4.00 EA	0.00	28.55	5.78	24.32	144.30
Painter - per hour - re- stencil doors	2.00 HR	0.00	54.70	3.97	22.97	136.34
Content Manipulation charge - per hour - remove & reset 2 large mailboxes	1.00 HR	0.00	38.50	1.40	8.09	47.99
Clean floor - tile	219.90 SF	0.00	0.49	12.44	22.77	142.96
Totals: 1st Floor Elevator Area				151.83	468.43	2,822.93

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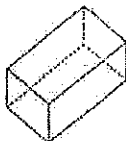
**Stairway To 2nd Floor****LxWxH 11' x 4' 2" x 8' 10"**

267.94 SF Walls	45.83 SF Ceiling
313.78 SF Walls & Ceiling	45.83 SF Floor
5.09 SY Flooring	30.33 LF Floor Perimeter
97.17 SF Long Wall	36.81 SF Short Wall
30.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean underside of stair tread - per side - per LF	33.36 LF	0.00	0.49	1.80	3.44	21.59
Seal & paint underside of stair tread - per side - per LF	33.36 LF	0.00	4.12	6.59	29.20	173.23
Clean underside of stair riser - per side - per LF	33.36 LF	0.00	0.40	1.47	2.80	17.61
Seal & paint underside of stair riser - per side - per LF	33.36 LF	0.00	2.74	4.38	19.43	115.22
Clean underside of stair stringer - per side	28.00 LF	0.00	0.65	2.01	3.82	24.03
Clean the walls	267.94 SF	0.00	0.26	7.76	14.67	92.09
Seal/prime then paint the walls twice (3 coats) - 2 colors	267.94 SF	0.00	1.21	15.95	68.96	409.12
Clean handrail - wall mounted	19.00 LF	0.00	0.39	0.80	1.56	9.77
Paint handrail - wall mounted	19.00 LF	0.00	0.86	0.76	3.47	20.57
Clean chair rail	19.00 LF	0.00	0.25	0.52	1.00	6.27
Paint chair rail - two coats	19.00 LF	0.00	1.08	0.89	4.34	25.75
Clean stair tread - per side - per LF	58.38 LF	0.00	0.49	3.15	6.01	37.77
Clean stair riser - per side - per LF	58.38 LF	0.00	0.40	2.57	4.91	30.83
Clean stair stringer - per side	28.00 LF	0.00	0.65	2.01	3.82	24.03
Floor protection - plastic and tape - 10 mil	45.83 SF	0.00	0.27	0.75	2.66	15.78
Totals: Stairway To 2nd Floor				51.41	170.09	1,023.66

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**2nd Floor Lower Level****LxWxH 12' 6" x 4' 2" x 7'**

176.17 SF Walls	52.08 SF Ceiling
228.25 SF Walls & Ceiling	52.08 SF Floor
5.79 SY Flooring	25.17 LF Floor Perimeter
87.50 SF Long Wall	29.17 SF Short Wall
25.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

4' X 7'

Opens into Exterior

Missing Wall - Goes to Floor/Ceiling

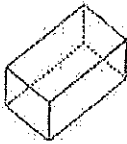
4' 2" X 7'

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
Clean hand textured ceiling	52.08 SF	0.00	0.31	1.78	3.39	21.31
Clean the walls	176.17 SF	0.00	0.26	5.10	9.64	60.54
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	228.25 SF	0.00	1.21	13.59	58.75	348.52
Clean stair tread - per side - per LF	12.51 LF	0.00	0.49	0.68	1.28	8.09
Clean stair riser - per side - per LF	12.51 LF	0.00	0.40	0.55	1.05	6.60
Clean stair stringer - per side	6.00 LF	0.00	0.65	0.43	0.82	5.15
Floor prep (scrape rubber back residue)	52.08 SF	0.00	0.68	1.28	7.44	44.13
R&R Cove base molding - rubber or vinyl, 4" high	25.17 LF	0.26	2.04	3.87	12.54	74.30
R&R Vinyl tile - High grade	52.08 SF	0.96	5.96	27.06	78.62	466.08
Totals: 2nd Floor Lower Level				62.58	199.75	1,190.21

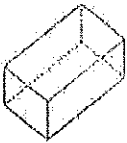
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**2nd Floor Elevator Area****LxWxH 16' 8" x 8' 2" x 9' 6"**

281.42 SF Walls	136.11 SF Ceiling
417.53 SF Walls & Ceiling	136.11 SF Floor
15.12 SY Flooring	24.17 LF Floor Perimeter
158.33 SF Long Wall	77.58 SF Short Wall
41.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' X 7'	Opens into Exterior
Missing Wall - Goes to Floor	(2) 3' 4" X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	4' 2" X 7'	Opens into Exterior
Missing Wall - Goes to Floor	2' X 6' 8"	Opens into Exterior
Missing Wall - Goes to neither Floor/Ceiling	2' 2" X 3' 6"	Opens into Exterior

**Subroom 1: offset****LxWxH 4' 4" x 4' x 7' 10"**

62.67 SF Walls	17.33 SF Ceiling
80.00 SF Walls & Ceiling	17.33 SF Floor
1.93 SY Flooring	8.00 LF Floor Perimeter
33.94 SF Long Wall	31.33 SF Short Wall
8.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling (2) 4' 4" X 7' 10" Opens into 2nd Floor Elevator Area

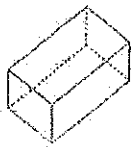
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
R&R Smoke detector - Premium grade	1.00 EA	9.34	145.89	12.60	34.07	201.90
Exit sign - Detach & reset	1.00 EA	0.00	60.81	2.20	12.77	75.78
Light fixture - Detach & reset - emergency lighting	1.00 EA	0.00	46.77	1.69	9.83	58.29
Clean light fixture - exit & emergency	1.00 EA	0.00	7.79	0.85	1.64	10.28
Clean the surface area	561.69 SF	0.00	0.26	16.26	30.73	193.03
Seal/prime then paint more than the walls and ceiling twice (3 coats) - 2 colors	561.69 SF	0.00	1.21	33.43	144.56	857.63
Clean door / window opening (per side)	4.00 EA	0.00	9.54	4.16	8.02	50.34
Paint door or window opening - 2 coats (per side)	4.00 EA	0.00	23.64	4.42	20.07	119.05
Clean door (per side)	4.00 EA	0.00	5.32	2.36	4.47	28.11
COVENANTREALTY					9/6/2019	Page: 7

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CONTINUED - 2nd Floor Elevator Area

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Paint door slab only - 2 coats (per side)	4.00 EA	0.00	28.55	5.78	24.32	144.30
Painter - per hour - re- stencil doors	2.00 HR	0.00	54.70	3.97	22.97	136.34
Floor prep (scrape rubber back residue)	153.44 SF	0.00	0.68	3.79	21.91	130.04
R&R Cove base molding - rubber or vinyl, 4" high	32.17 LF	0.26	2.04	4.94	16.02	94.95
R&R Vinyl tile - High grade	153.44 SF	0.96	5.96	79.70	231.63	1,373.13
Totals: 2nd Floor Elevator Area				194.08	662.42	3,944.29



2nd to 3rd Floor Stairway

LxWxH 8' x 4' 2" x 9'

177.75 SF Walls	33.33 SF Ceiling
211.08 SF Walls & Ceiling	33.33 SF Floor
3.70 SY Flooring	19.75 LF Floor Perimeter
72.00 SF Long Wall	37.50 SF Short Wall
19.75 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

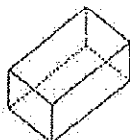
4' 7" X 9'

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean underside of stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Clean underside of stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Clean underside of stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Clean the walls	177.75 SF	0.00	0.26	5.15	9.72	61.09
Seal/prime then paint the walls twice (3 coats) - 2 colors	177.75 SF	0.00	1.21	10.57	45.76	271.41
Clean stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Clean stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Clean stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Clean handrail - wall mounted	8.00 LF	0.00	0.39	0.34	0.65	4.11
Paint handrail - wall mounted	8.00 LF	0.00	0.86	0.32	1.47	8.67
Clean chair rail	8.00 LF	0.00	0.25	0.22	0.42	2.64
Paint chair rail - two coats	8.00 LF	0.00	1.08	0.37	1.83	10.84
Totals: 2nd to 3rd Floor Stairway				25.83	76.75	465.04

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Lower 3rd Floor Hallway

LxWxH 16' x 4' 6" x 9' 6"

307.17 SF Walls	72.00 SF Ceiling
379.17 SF Walls & Ceiling	72.00 SF Floor
8.00 SY Flooring	32.33 LF Floor Perimeter
152.00 SF Long Wall	42.75 SF Short Wall
32.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

4' 6" X 9' 6"

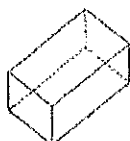
Opens into Exterior

Missing Wall - Goes to Floor/Ceiling

4' 2" X 9' 6"

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
Clean hand textured ceiling	72.00 SF	0.00	0.31	2.47	4.69	29.48
Clean the walls	307.17 SF	0.00	0.26	8.89	16.82	105.57
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	379.17 SF	0.00	1.21	22.56	97.59	578.95
Clean chair rail	25.00 LF	0.00	0.25	0.69	1.32	8.26
Paint chair rail - two coats	25.00 LF	0.00	1.08	1.16	5.71	33.87
Floor prep (Scrape rubber back residue)	72.00 SF	0.00	0.68	1.78	10.29	61.03
R&R Cove base molding - rubber or vinyl, 4" high	32.33 LF	0.26	2.04	4.97	16.11	95.44
R&R Vinyl tile - High grade	72.00 SF	0.96	5.96	37.38	108.67	644.29
Totals: Lower 3rd Floor Hallway				97.83	340.61	2,028.01



2nd To 3rd Floor Stairway

LxWxH 6' 4" x 4' 2" x 9'

106.50 SF Walls	26.39 SF Ceiling
132.89 SF Walls & Ceiling	26.39 SF Floor
2.93 SY Flooring	11.83 LF Floor Perimeter
57.00 SF Long Wall	37.50 SF Short Wall
11.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

(2) 4' 7" X 9'

Opens into Exterior

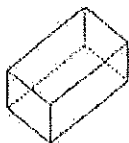
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - 2nd To 3rd Floor Stairway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean underside of stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Clean underside of stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Clean underside of stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Clean the walls	106.50 SF	0.00	0.26	3.08	5.84	36.61
Seal/prime then paint the walls twice (3 coats) - 2 colors	106.50 SF	0.00	1.21	6.34	27.42	162.63
Clean stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Clean stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Clean stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Clean handrail - wall mounted	8.00 LF	0.00	0.39	0.34	0.65	4.11
Paint handrail - wall mounted	8.00 LF	0.00	0.86	0.32	1.47	8.67
Clean chair rail	6.33 LF	0.00	0.25	0.17	0.33	2.08
Paint chair rail - two coats	6.33 LF	0.00	1.08	0.30	1.45	8.59
Totals: 2nd To 3rd Floor Stairway				19.41	54.06	328.97



3rd Floor Elevator Area

LxWxH 16' 8" x 8' 6" x 9' 6"

359.00 SF Walls	141.67 SF Ceiling
500.67 SF Walls & Ceiling	141.67 SF Floor
15.74 SY Flooring	36.00 LF Floor Perimeter
158.33 SF Long Wall	80.75 SF Short Wall
42.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling
Missing Wall - Goes to Floor

(2) 4' 2" X 9' 6"
(2) 3' X 6' 8"

Opens into Exterior
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
Interior Plaster Repair - Min. Charge - Labor and Material	1.00 EA	0.00	360.89	13.45	75.87	450.21
R&R Smoke detector - Premium grade	1.00 EA	9.34	145.89	12.60	34.07	201.90
Exit sign - Detach & reset	1.00 EA	0.00	60.81	2.20	12.77	75.78
Light fixture - Detach & reset - emergency lighting	1.00 EA	0.00	46.77	1.69	9.83	58.29

COVENANTREALTY

9/6/2019

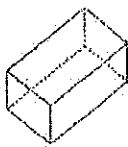
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CONTINUED - 3rd Floor Elevator Area

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean light fixture - exit & emergency	1.00 EA	0.00	7.79	0.85	1.64	10.28
Clean the surface area	564.83 SF	0.00	0.26	16.36	30.92	194.14
Seal/prime then paint more than the walls and ceiling twice (3 coats) - 2 colors	564.83 SF	0.00	1.21	33.62	145.37	862.43
Clean chair rail	33.67 LF	0.00	0.25	0.92	1.77	11.11
Paint chair rail - two coats	33.67 LF	0.00	1.08	1.56	7.69	45.61
Clean door / window opening (per side)	4.00 EA	0.00	9.54	4.16	8.02	50.34
Paint door or window opening - 2 coats (per side)	4.00 EA	0.00	23.64	4.42	20.07	119.05
Clean door (per side)	4.00 EA	0.00	5.32	2.36	4.47	28.11
Paint door slab only - 2 coats (per side)	4.00 EA	0.00	28.55	5.78	24.32	144.30
Painter - per hour - re-stencil doors	2.00 HR	0.00	54.70	3.97	22.97	136.34
Floor prep (scrape rubber back residue)	141.67 SF	0.00	0.68	3.50	20.23	120.07
R&R Cove base molding - rubber or vinyl, 4" high	36.00 LF	0.26	2.04	5.53	17.92	106.25
R&R Vinyl tile - High grade	141.67 SF	0.96	5.96	73.59	213.86	1,267.80
Totals: 3rd Floor Elevator Area				194.80	678.01	4,037.50

**Stairs to Lower 4th Floor Hallway****LxWxH 8' x 4' 2" x 16' 6"**

264.00 SF Walls	33.33 SF Ceiling
297.33 SF Walls & Ceiling	33.33 SF Floor
3.70 SY Flooring	16.00 LF Floor Perimeter
132.00 SF Long Wall	68.75 SF Short Wall
16.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling**(2) 4' 2" X 16' 6"****Opens into Exterior**

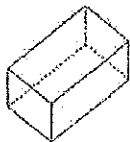
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean the walls	264.00 SF	0.00	0.26	7.65	14.45	90.74
Seal/prime then paint the walls twice (3 coats) - 2 colors	264.00 SF	0.00	1.21	15.71	67.94	403.09
Clean stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Clean stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Clean stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Clean handrail - wall mounted	8.00 LF	0.00	0.39	0.34	0.65	4.11

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CONTINUED - Stairs to Lower 4th Floor Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Paint handrail - wall mounted	8.00 LF	0.00	0.86	0.32	1.47	8.67
Clean window unit (per side) 10 - 20 SF - both sides	2.00 EA	0.00	11.05	2.41	4.64	29.15
Seal & paint wood window (per side) - both sides	2.00 EA	0.00	42.02	3.72	17.78	105.54
Clean window unit (per side) 3 - 9 SF - both sides	16.00 EA	0.00	7.74	13.50	26.00	163.34
Seal & paint wood window (per side) - Small - both sides	16.00 EA	0.00	29.19	19.55	98.62	585.21
Clean crown molding	43.00 LF	0.00	0.33	1.58	2.98	18.75
Seal & paint crown molding, oversized - two coats	43.00 LF	0.00	1.18	2.18	10.72	63.64
Clean chair rail	8.00 LF	0.00	0.25	0.22	0.42	2.64
Paint chair rail - two coats	8.00 LF	0.00	1.08	0.37	1.83	10.84
Totals: Stairs to Lower 4th Floor Hallway				71.98	255.95	1,538.86

**4th Floor Lower Hallway**

LxWxH 16' 8" x 4' 4" x 14'

473.67 SF Walls	72.22 SF Ceiling
545.89 SF Walls & Ceiling	72.22 SF Floor
8.02 SY Flooring	33.83 LF Floor Perimeter
233.33 SF Long Wall	60.67 SF Short Wall
33.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

4' 2" X 14'

Opens into Exterior

Missing Wall - Goes to Floor/Ceiling

4' X 14'

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Clean the walls	473.67 SF	0.00	0.26	13.71	25.93	162.79
Seal/prime then paint the walls twice (3 coats) - 2 colors	473.67 SF	0.00	1.21	28.19	121.91	723.24
R&R Safety glass - 1/4" wire safety glass	16.00 SF	1.41	39.38	59.21	144.52	856.37
Clean window unit (per side) 10 - 20 SF - both sides	4.00 EA	0.00	11.05	4.82	9.28	58.30
Seal & paint wood window (per side) - both sides	4.00 EA	0.00	42.02	7.43	35.58	211.09
Clean window unit (per side) 3 - 9 SF - both sides	16.00 EA	0.00	7.74	13.50	26.00	163.34

COVENANTREALTY

9/6/2019

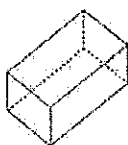
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CONTINUED - 4th Floor Lower Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Seal & paint wood window (per side) - Small - both sides	16.00 EA	0.00	29.19	19.55	98.62	585.21
Clean crown molding	48.00 LF	0.00	0.33	1.76	3.32	20.92
Seal & paint crown molding, oversized - two coats	48.00 LF	0.00	1.18	2.43	11.97	71.04
Carpenter - Finish, Trim / Cabinet - per hour - repair chair rail	1.00 HR	0.00	63.41	2.30	13.32	79.03
Clean chair rail	17.00 LF	0.00	0.25	0.47	0.90	5.62
Seal & paint chair rail - two coats	17.00 LF	0.00	1.07	0.78	3.84	22.81
Floor prep (scrape rubber back residue)	72.22 SF	0.00	0.68	1.78	10.31	61.20
R&R Cove base molding - rubber or vinyl, 4" high	33.83 LF	0.26	2.04	5.18	16.84	99.83
R&R Vinyl tile - High grade	72.22 SF	0.96	5.96	37.51	109.02	646.29
Totals: 4th Floor Lower Hallway				208.31	684.55	4,082.71



Stairs To 4th Floor

LxWxH 6' 4" x 4' 2" x 12' 4"

259.00 SF Walls	26.39 SF Ceiling
285.39 SF Walls & Ceiling	26.39 SF Floor
2.93 SY Flooring	21.00 LF Floor Perimeter
78.11 SF Long Wall	51.39 SF Short Wall
21.00 LF Ceil. Perimeter	

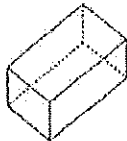
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean the walls	259.00 SF	0.00	0.26	7.50	14.18	89.02
Seal/prime then paint the walls twice (3 coats) - 2 colors	259.00 SF	0.00	1.21	15.41	66.65	395.45
R&R Safety glass - 1/4" wire safety glass	4.00 SF	1.41	39.38	14.81	36.13	214.10
Clean window unit (per side) 10 - 20 SF - both sides	4.00 EA	0.00	11.05	4.82	9.28	58.30
Seal & paint wood window (per side) - both sides	4.00 EA	0.00	42.02	7.43	35.58	211.09
Clean window unit (per side) 3 - 9 SF - both sides	16.00 EA	0.00	7.74	13.50	26.00	163.34
Seal & paint wood window (per side) - Small - both sides	16.00 EA	0.00	29.19	19.55	98.62	585.21
Clean crown molding	96.00 LF	0.00	0.33	3.51	6.68	41.87
Seal & paint crown molding, oversized - two coats	96.00 LF	0.00	1.18	4.86	23.95	142.09

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CONTINUED - Stairs To 4th Floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Carpenter - Finish, Trim / Cabinet - per hour - repair chair rail	1.00 HR	0.00	63.41	2.30	13.32	79.03
Clean chair rail	6.50 LF	0.00	0.25	0.18	0.34	2.15
Seal & paint chair rail - two coats	6.50 LF	0.00	1.07	0.29	1.47	8.72
Clean stair tread - per side - per LF	33.56 LF	0.00	0.49	1.81	3.45	21.70
Seal & paint stair tread - per side - per LF	33.56 LF	0.00	4.12	6.63	29.38	174.28
Clean stair riser - per side - per LF	33.56 LF	0.00	0.40	1.48	2.82	17.72
Seal & paint stair riser - per side - per LF	33.56 LF	0.00	2.74	4.41	19.55	115.91
Clean stair stringer - per side	16.00 LF	0.00	0.65	1.14	2.18	13.72
Seal & paint stair stringer - one side	16.00 LF	0.00	3.29	2.27	11.13	66.04
Floor prep (scrape rubber back residue)	26.39 SF	0.00	0.68	0.65	3.78	22.38
R&R Cove base molding - rubber or vinyl, 4" high	21.00 LF	0.26	2.04	3.22	10.45	61.97
R&R Vinyl tile - High grade	26.39 SF	0.96	5.96	13.71	39.84	236.16
Totals: Stairs To 4th Floor				129.48	454.78	2,720.25

**4th Floor Elevator Area****LxWxH 16' 8" x 8' 11" x 9'**

310.50 SF Walls	148.61 SF Ceiling
459.11 SF Walls & Ceiling	148.61 SF Floor
16.51 SF Flooring	34.50 LF Floor Perimeter
150.00 SF Long Wall	80.25 SF Short Wall
34.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling**16' 8" X 9'****Opens into Exterior**

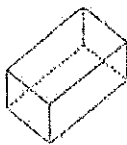
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	0.00	5.88	1.13	2.62	15.51
R&R Fluorescent light fixture	1.00 EA	11.73	97.54	7.11	23.60	139.98
R&R Emergency lighting - battery - Commercial	1.00 EA	10.52	296.35	25.28	67.41	399.56
R&R Smoke detector - Premium grade	1.00 EA	9.34	145.89	12.60	34.07	201.90
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Clean the walls	310.50 SF	0.00	0.26	9.00	16.99	106.72

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CONTINUED - 4th Floor Elevator Area

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Seal/prime then paint the walls twice (3 coats) - 2 colors	310.50 SF	0.00	1.21	18.48	79.91	474.10
Clean window unit (per side) 3 - 9 SF - both sides	16.00 EA	0.00	7.74	13.50	26.00	163.34
Seal & paint wood window (per side) - Small - both sides	38.00 EA	0.00	29.19	46.45	234.23	1,389.90
R&R Safety glass - 1/4" wire safety glass	88.00 SF	1.41	39.38	325.65	794.83	4,710.00
Carpenter - Finish, Trim / Cabinet - per hour - repair 4 window sashes	5.50 HR	0.00	63.41	12.66	73.24	434.66
Clean chair rail	34.50 LF	0.00	0.25	0.94	1.81	11.38
Paint chair rail - two coats	34.50 LF	0.00	1.08	1.61	7.89	46.76
Clean crown molding	128.00 LF	0.00	0.33	4.69	8.89	55.82
R&R Crown molding - 2 1/4" hardwood	128.00 LF	0.57	5.51	55.13	169.09	1,002.46
Seal & paint crown molding, oversized - two coats	256.00 LF	0.00	1.18	12.96	63.86	378.90
Clean door / window opening (per side)	1.00 EA	0.00	9.54	1.04	2.00	12.58
Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	23.64	1.10	5.01	29.75
Clean door (per side)	1.00 EA	0.00	5.32	0.59	1.12	7.03
Paint door slab only - 2 coats (per side)	1.00 EA	0.00	28.55	1.45	6.09	36.09
Painter - per hour - re-stencil doors	1.00 HR	0.00	54.70	1.98	11.49	68.17
Floor prep (scrape rubber back residue)	148.61 SF	0.00	0.68	3.67	21.23	125.95
R&R Cove base molding - rubber or vinyl, 4" high	34.50 LF	0.26	2.04	5.30	17.18	101.83
R&R Vinyl tile - High grade	148.61 SF	0.96	5.96	77.19	224.34	1,329.92
Totals: 4th Floor Elevator Area				649.20	1,946.09	11,557.94

**Apartment 8 Living Room****LxWxH 12' 5" x 11' 8" x 9'**

363.50 SF Walls	144.86 SF Ceiling
508.36 SF Walls & Ceiling	144.86 SF Floor
16.10 SY Flooring	42.17 LF Floor Perimeter
111.75 SF Long Wall	105.00 SF Short Wall
48.17 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling (2) 3' X 5'
Missing Wall - Goes to Floor 6' X 6' 8"

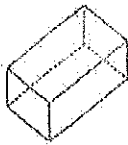
Opens into Exterior
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CONTINUED - Apartment 8 Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling fan - Detach & reset	1.00 EA	0.00	166.57	6.05	34.98	207.60
Contents - move out then reset	1.00 EA	0.00	52.52	1.91	11.03	65.46
Floor protection - plastic and tape - 10 mil	144.86 SF	0.00	0.24	2.22	7.52	44.51
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Clean the walls and ceiling	508.36 SF	0.00	0.26	14.72	27.82	174.71
Seal/prime then paint the walls and ceiling twice (3 coats)	508.36 SF	0.00	1.01	26.56	109.48	649.48
Clean and deodorize carpet	144.86 SF	0.00	0.36	5.77	10.98	68.90
Totals: Apartment 8 Living Room				66.92	255.00	1,526.29



Apartment 20 Living Room

LxWxH 12' 5" x 10' 4" x 8' 10"

331.92 SF Walls	128.31 SF Ceiling
460.22 SF Walls & Ceiling	128.31 SF Floor
14.26 SY Flooring	39.50 LF Floor Perimeter
109.68 SF Long Wall	91.28 SF Short Wall
45.50 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling (2) 3' X 5'
Missing Wall - Goes to Floor 6' X 6' 8"

Opens into Exterior
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling fan - Detach & reset	1.00 EA	0.00	166.57	6.05	34.98	207.60
Contents - move out then reset	1.00 EA	0.00	52.52	1.91	11.03	65.46
Floor protection - plastic and tape - 10 mil	128.31 SF	0.00	0.24	1.96	6.65	39.40
Plaster patch / small repair - ready for paint	1.00 EA	0.00	252.75	9.69	53.19	315.63
Clean the walls and ceiling	460.22 SF	0.00	0.26	13.33	25.19	158.18
Seal/prime then paint the walls and ceiling twice (3 coats)	460.22 SF	0.00	1.01	24.05	99.12	587.99
R&R Baseboard electric heater - 5'	1.00 EA	10.52	141.05	8.87	32.55	192.99
Clean baseboard	39.50 LF	0.00	0.26	1.15	2.16	13.58
Paint baseboard, oversized - one coat	39.50 LF	0.00	0.78	1.35	6.52	38.68
Clean window unit (per side) 10 - 20 SF	2.00 EA	0.00	11.05	2.41	4.64	29.15
Paint wood window - 1 coat (per side)	2.00 EA	0.00	27.71	2.42	11.73	69.57

COVENANTREALTY

9/6/2019

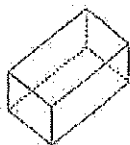
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CONTINUED - Apartment 20 Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean door / window opening (per side)	1.00 EA	0.00	9.54	1.04	2.00	12.58
Paint door or window opening - 1 coat (per side)	1.00 EA	0.00	16.01	0.76	3.40	20.17
Paint door or window opening - Large - 1 coat (per side)	1.00 EA	0.00	18.84	0.90	3.99	23.73
Clean floor	128.31 SF	0.00	0.33	4.61	8.89	55.84
Totals: Apartment 20 Living Room				80.50	306.04	1,830.55



Apartment 19 Bedroom

LxWxH 13' 5" x 12' 2" x 8' 10"

388.64 SF Walls	163.24 SF Ceiling
551.88 SF Walls & Ceiling	163.24 SF Floor
18.14 SY Flooring	46.17 LF Floor Perimeter
118.51 SF Long Wall	107.47 SF Short Wall
51.17 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling (2) 3' X 5'
Missing Wall - Goes to Floor (2) 2' 6" X 6' 8"

Opens into Exterior
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling fan - Detach & reset	1.00 EA	0.00	166.57	6.05	34.98	207.60
Contents - move out then reset - Large room	1.00 EA	0.00	78.77	2.86	16.55	98.18
Floor protection - plastic and tape - 10 mil	163.24 SF	0.00	0.24	2.51	8.46	50.15
Interior Plaster Repair - Min. Charge - Labor and Material	2.00 EA	0.00	360.89	26.90	151.73	900.41
Clean the walls and ceiling	551.88 SF	0.00	0.26	15.97	30.20	189.66
Seal/prime then paint the walls and ceiling twice (3 coats)	551.88 SF	0.00	1.01	28.84	118.86	705.10
Clean baseboard	46.17 LF	0.00	0.26	1.34	2.52	15.86
Paint baseboard, oversized - one coat	46.17 LF	0.00	0.78	1.59	7.62	45.22
Window drapery - hardware - Detach & reset	2.00 EA	0.00	31.49	2.29	13.23	78.50
Clean window unit (per side) 10 - 20 SF	2.00 EA	0.00	11.05	2.41	4.64	29.15
Paint wood window - 1 coat (per side)	2.00 EA	0.00	27.71	2.42	11.73	69.57
Clean door / window opening (per side)	1.00 EA	0.00	9.54	1.04	2.00	12.58
Paint door or window opening - 1 coat (per side)	1.00 EA	0.00	16.01	0.76	3.40	20.17

COVENANTREALTY

9/6/2019

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CONTINUED - Apartment 19 Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Paint door or window opening - Large - 1 coat (per side)	1.00 EA	0.00	18.84	0.90	3.99	23.73
Clean door (per side)	2.00 EA	0.00	5.32	1.18	2.23	14.05
Paint door slab only - 1 coat (per side)	2.00 EA	0.00	18.90	1.91	8.05	47.76
Clean window unit (per side) 3 - 9 SF - transom	1.00 EA	0.00	7.74	0.84	1.62	10.20
Paint wood window - 1 coat (per side) - Small - transom	1.00 EA	0.00	19.37	0.80	4.09	24.26
Clean floor	163.24 SF	0.00	0.33	5.87	11.32	71.06
Totals: Apartment 19 Bedroom				106.48	437.22	2,613.21

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing Repair - Minimum Charge - Labor and Material - repair damaged parapet wall	1.00 EA	0.00	543.61	22.10	114.66	680.37
Elastomeric roof coating (rubberized) small patch - parapet wall area	1.00 EA	0.00	96.45	3.54	20.26	120.25
Totals: Roof				25.64	134.92	800.62

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Water Extraction & Remediation Technician - per hour - 2 men 24 hrs. - 2 occurrences	48.00 HR	0.00	15.00	0.00	0.00	720.00
Includes water extraction, & cleanup and temporary repairs to parapet wall.						
Temporary Repairs (Bid Item) - invoice for materials for temporary tarp and cleanup	1.00 EA	0.00	1,023.45	0.00	0.00	1,023.45
Temporary toilet - Minimum rental charge	1.00 EA	0.00	137.50	5.00	28.88	171.38
Haul debris - per pickup truck load - including dump fees	1.00 EA	138.51	0.00	5.03	29.09	172.63
Commercial Supervision / Project Management - per hour	10.00 HR	0.00	74.99	27.23	157.48	934.61
Special Systems - Electrician - per hour - check security and alarm system	4.00 HR	0.00	95.00	13.79	79.80	473.59

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CONTINUED - Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
MISC. EQUIPMENT - COMMERCIAL - replace original elevator door lock - see invoice from	1.00 EA	0.00	1,890.00	0.00	0.00	1,890.00
MISC. EQUIPMENT - COMMERCIAL - check & service elevator	1.00 EA	0.00	0.00	0.00	0.00	0.00
Temporary Repairs (Bid Item) - Temporary roof - see estimate from Belfor	1.00 EA	0.00	5,668.22	0.00	0.00	5,668.22
Totals: Miscellaneous				51.05	295.25	11,053.88

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Flat roof/membrane roofing labor minimum	1.00 EA	0.00	224.71	8.16	47.19	280.06
Totals: Labor Minimums Applied				8.16	47.19	280.06
Line Item Totals: COVENANTREALTY				4,688.87	21,778.44	138,795.54

Grand Total Areas:

6,303.63 SF Walls	1,837.56 SF Ceiling	8,141.19 SF Walls and Ceiling
1,837.56 SF Floor	204.17 SY Flooring	636.17 LF Floor Perimeter
2,465.07 SF Long Wall	1,338.30 SF Short Wall	684.58 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Summary for Dwelling

Line Item Total	112,328.23
Material Sales Tax	673.34
Cleaning Mtl Tax	6.37
Subtotal	113,007.94
Overhead	10,370.55
Profit	11,407.89
Cleaning Sales Tax	269.36
Insurance & Permits	3,739.80
Replacement Cost Value	\$138,795.54
Net Claim	\$138,795.54

 Jim Vallone

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Cleaning Mtl Tax (6%)	Cleaning Sales Tax (6%)	Clothing Acc Tax (6%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)	Insurance & Permits (3%)
Line Items									
10,370.55		11,407.89	673.34	6.37	269.36	0.00	0.00	0.00	3,739.80
Total	10,370.55	11,407.89	673.34	6.37	269.36	0.00	0.00	0.00	3,739.80

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Recap by Room

Estimate: COVENANTREALTY

Double Pitched Glass /w Metal Frame Skylight Stru	67,886.28	60.44%
Entry/Foyer	71.45	0.06%
Entry Hall	37.58	0.03%
Stairway to Basement	68.04	0.06%
Basement by Elevator	82.50	0.07%
1st Floor Elevator Area	2,202.67	1.96%
Stairway To 2nd Floor	802.16	0.71%
2nd Floor Lower Level	927.88	0.83%
2nd Floor Elevator Area	3,087.79	2.75%
2nd to 3rd Floor Stairway	362.46	0.32%
Lower 3rd Floor Hallway	1,589.57	1.42%
2nd To 3rd Floor Stairway	255.50	0.23%
3rd Floor Elevator Area	3,164.69	2.82%
Stairs to Lower 4th Floor Hallway	1,210.93	1.08%
4th Floor Lower Hallway	3,189.85	2.84%
Stairs To 4th Floor	2,135.99	1.90%
4th Floor Elevator Area	8,962.65	7.98%
Apartment 8 Living Room	1,204.37	1.07%
Apartment 20 Living Room	1,444.01	1.29%
Apartment 19 Bedroom	2,069.51	1.84%
Roof	640.06	0.57%
Miscellaneous	10,707.58	9.53%
Labor Minimums Applied	224.71	0.20%
<hr/>		
Subtotal of Areas	112,328.23	100.00%
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Total	112,328.23	100.00%

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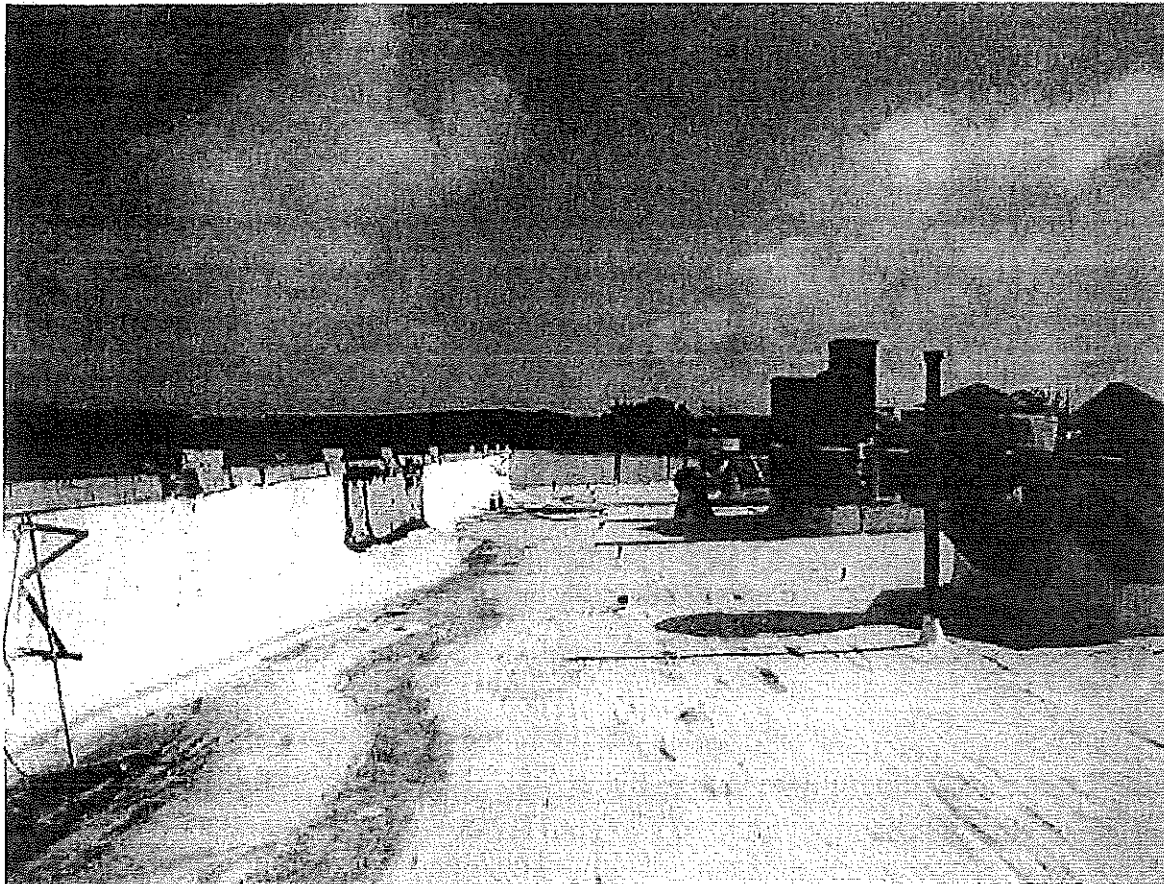
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Recap by Category

O&P Items	Total	%
CLEANING	3,703.84	2.67%
CONTENT MANIPULATION	260.81	0.19%
GENERAL DEMOLITION	1,698.18	1.22%
DRYWALL	12.37	0.01%
ELECTRICAL	724.61	0.52%
ELECTRICAL - SPECIAL SYSTEMS	380.00	0.27%
FLOOR COVERING - CARPET	453.16	0.33%
FLOOR COVERING - VINYL	4,410.40	3.18%
	750.00	0.54%
FINISH CARPENTRY / TRIMWORK	705.28	0.51%
GLASS, GLAZING, & STOREFRONTS	4,253.04	3.06%
LABOR ONLY	1,608.38	1.16%
LIGHT FIXTURES	1,667.02	1.20%
INTERIOR LATH & PLASTER	2,599.17	1.87%
PAINTING	12,108.77	8.72%
ROOFING	3,235.41	2.33%
TEMPORARY REPAIRS	137.50	0.10%
WINDOWS - SKYLIGHTS	64,255.64	46.30%
WINDOW TREATMENT	62.98	0.05%
O&P Items Subtotal	103,026.56	74.23%
Non-O&P Items	Total	%
MISC. EQUIPMENT - COMMERCIAL	1,890.00	1.36%
TEMPORARY REPAIRS	6,691.67	4.82%
WATER EXTRACTION & REMEDIATION	720.00	0.52%
Non-O&P Items Subtotal	9,301.67	6.70%
O&P Items Subtotal	103,026.56	74.23%
Material Sales Tax	673.34	0.49%
Cleaning Mtl Tax	6.37	0.00%
Overhead	10,370.55	7.47%
Profit	11,407.89	8.22%
Cleaning Sales Tax	269.36	0.19%
Insurance & Permits	3,739.80	2.69%
Total	138,795.54	100.00%

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1

1-DSC00850

Date Taken: 7/19/2019

EMERGENCY SERVICES



RATE & MATERIAL ESTIMATED PRICING TOOL

JOB INFORMATION		BILL TO INFORMATION	
LOSS DATE		SAME AS JOB INFORMATION	
NUMBER		SELECT 1	
NAME		NAME	
Varghese Thomas		Varghese Thomas	
ADDRESS		ADDRESS	
101 East High Street		101 East High Street	
CITY	ST ZIP	CITY	ST ZIP
Pottstown	PA 19464	Pottstown	PA 19464
PHONE #		INSURANCE	
EMAIL		ATTENTION	
		CG	

R&M ESTIMATED PRICING SUMMARY

SELECT RATE SHEET		BASED ON PROJECTED SCOPE OF WORK		PROJECTIONS	
2019 BELFOR-NATIONAL		IS THIS A CAT LOSS?			
SELECT SERVICE		N			
BOARD UP					
RMEP #					
CATEGORIES		AMOUNT	MARKUP	SUBTOTAL	
LABOR-SCHEDULED	(Includes sm. tools)	\$4,487.22	\$0.00	\$4,487.22	
EQUIPMENT-SCHEDULED		\$455.00	\$0.00	\$455.00	
CONSUMABLES-SCHEDULED		\$0.00	\$0.00	\$0.00	
DOCUMENT RECOVERY		\$0.00	\$0.00	\$0.00	
EQUIPMENT RENTAL	(Includes fuel)	\$0.00	\$0.00	\$0.00	
REIMBURSABLE		\$0.00	\$0.00	\$0.00	
PW LABOR		\$0.00	\$0.00	\$0.00	
VENDOR & SUBCONTRACTOR		\$600.00	\$126.00	\$726.00	
				\$5,668.22	
				\$5,668.22	

PROJECTED SCOPE OF WORK

This Cost projection is for the removal of a blue tarp previously installed. Then we will temporary frame a roof over the damaged area with 2x10 and plywood to install ice and water shield to cover the hole. The edges will have to be caulked or mucked and webbed to stop water from entering the building. This is a temporary repair only.

THIS R&M ESTIMATED PRICING SUMMARY PREPARED BY

NAME	EMAIL ADDRESS
Lee Smithson	lee.smithson@us.belfor.com
PHONE NUMBER	DATE / TIME
484.576.7290	July 18, 2019 / 11:05 AM

DISCLAIMER

IMPORTANT Customer hereby agrees to the following terms: This is a rate and material projection report and represents estimated costs at the time it was completed. This estimate is based on the job site 7/19/2019. Any changes to the start date will impact the estimate including our overtime calculations, the hours and materials needed and/or the scope due to exacerbation of the original damage. This estimate is for valuation purposes only and is not a guarantee of BELFOR's total costs. If you should decide to proceed with the project, BELFOR will notify you of and get consent before performing work on any material additions to the scope of this project. These projected costs are void should there be a change in the building conditions, unforeseen weather conditions or any other unforeseen issues, requests or requirements. BELFOR will invoice for work performed on a rate and materials basis and you will be responsible for additional charges for any applicable subcontracted for equipment, fuel, related service costs.

permits, fees, sales tax, administrative reporting or required appearances including court appearances arising out of the services.



**Brandywine
Elevator
Company**

BILL To
Covenant Realty Inc
101 E High Street
Pottstown PA 19464

Date Invoice #
8/6/2019 7-34789

Brandywine Elevator Company Inc
PO Box 1377
Hockessin, DE 19707
Phone: 302-235-8551
Fax: 302-288-2317

Contract	PO	Project Location	Terms
			Net 30
Hours or Quantity	Description	Rate	Amount
2	Technician troubleshot elevator, skylights fell on top of elevator car top. Glass all over penthouse and cannot get to the top of the car. Tech will need glass to be cleaned and water removed/dried, will return when cleaned and car is dry. 7/12/2019, 2 hr	198.00	396.00
	Sales Tax PA	6.00%	0.00

Thank you for your business, please contact us at 302-235-8551 if you have any questions.

Total

\$396.00

Case ID: 191204163

SUPPORTING DOCUMENTATION



**Brandywine
Elevator
Company**

August 5, 2019

To:
Covenant Realty
814 Torresdale Avenue
Pottstown, PA 19136

Equipment Location:
101 High Street

Attn: Jennifer Lauer

Elevator #: 001

Repair Proposal

Scope of Work:

Brandywine Elevator proposes to install a new door lock on the 1st floor door. The original lock has been damaged by recent water from the roof area. After the lock is installed the elevator will be tested for proper operation and returned to service.

No. of elevators	Price per elevator	Total cost
One (1)	\$1,890.00	\$1,890.00

Cost: One Thousand Eight Hundred Ninety Dollars and 00/100 cents

Payment terms: Payment for work will be due upon completion.

To proceed with work please sign the authorization below and return to Brandywine Elevator. Please contact our office should you have any questions regarding this repair proposal.

Covenant Realty

Signature of Authorized Representative

Date: _____

Brandywine Elevator Company

Lorrie Sansini

Date: 8/5/19

**QUOTE #:** 5024991-107108R1Email: estimating.wells@velux.com
Phone: 1-800-388-0293

Date: 07/26/2019 Attention:

Dealer Name: WOLFARTH & ASSOCIATES

Address: 1131 PAYNE RD

City: GREEN LANE State: PA

Zip Code: 18054

Phone #: 8008600132

Fax #: 2152340469

Tim Morin x4523

Job Name: Pottstown High Rise

Ship-To Zip Code: 19464

Flat Bed Truck Delivery:

Lift Gate Needed: No

Purchase Order #: _____

Qty	Material #	Description	Unit Price	Extended Price
1	SPECIAL C6RG	600 SERIES STRL RDG W GLASS	\$30,796.00	\$30,796.00

Notes:

Product Subtotal	\$30,796.00
Freight Charge	\$944.64
Crate Fee	\$0
Sales Tax*	\$

ORDER TOTAL \$31,740.64

DEALER NET COST

Applicable sales tax will be configured once order is finalized and confirmed on the order acknowledgement.*Dealer Instructions:**

1. Review information on ALL pages for accuracy.
2. Sign each page as indicated to acknowledge acceptance of the quote.
3. Fill in Purchase Order number in field above.
4. Email signed quote along with a copy of your purchase order to estimating.wells@velux.com.

- Quote valid for 90 days from the date listed above
- Changes in quantities, size, finish, and/or delivery location may result in changes to the quoted price
- A \$75 Surcharge will be added to all Residential Deliveries and Construction Sites with no loading dock or forklift
- VELUX reserves the right to pass on any accessorial charges that may have occurred due to delivery
- Freight charge is for standard delivery services unless noted otherwise

Signature _____

(Dealer Representative - Signature Required)

- Cancellation charge after shop drawings, prior to release: \$750.00
- Cancellation charge after stamped drawing/calculations: \$2,500.00 per set of Calculations.
- Cancellation of order after it is released to production is not permitted.

VELUX®**Commercial****QUOTE #:** 5024991-107108R1Email: estimating.wells@velux.com
Phone: 1-800-388-0293

Date: 07/26/2019

Job Name: Pottstown High Rise

Qty	Material # and Description	Unit Price (Freight Not Included)	Extended Price
1	SPECIAL C6RG 600 SERIES STRL RDGW GLASS Length Along Sill: 19'-9 Span: 18'-0 (Slope Each Side Of Ridge 9'-9) Bays Upslope: 2 Pitch: 5? Bays Along Length: 5 Ends: 0 Glazing Area (SqFt): 385 Glazing Selection: 1 1/16" I.G.; 1/4" Clear Temp Solarban 60 (2) Over 5/16" Clear H.S. Lami Finish: Std. Powder coat Approx. Weight - total system including IGU: 4,422 Lbs Assembly Method: Ships knocked Down/Unglazed Glazing Method: Glazing ships direct to customer	\$30,796.00	\$30,796.00
Standard submittal package on custom products includes basic shop drawings. Add \$2,500.00 (Unless Noted Otherwise on page 1) if stamped drawings and calculations are required			



QUOTE #: 5024991-107108R1

Email: estimating.wells@velux.com
Phone: 1-800-388-0293

Date: 07/26/2019

Job Name: Pottstown High Rise

INCLUSIONS

- Aluminum Flashing associated with the skylight, VELUX standard alloy, Temper and Gauge
- Manufactures 5 year Warranty (U.N.O.)

EXCLUSIONS

- Structural Curbs (Installed curbs must resist forces generated by the skylight)
- Substructure, Steel Angles, Clips, Standoffs (U.N.O.)
- Counter Flashing
- Additional Testing (other than what is available)
- Installation
- Flashings on Lumiwall (FPVP) U.N.O.
- Attic Maintenance Stock, Curb Sealant, Curb Installation, Anchors, Field Measurements, Field Testing
- Mock-Ups, Shims Blocking or Final Cleaning
- Items not specifically included

NOTES

- Units are not designed to meet 40psf Positive and Negative Loads (U.N.O.)
- Quotes are based solely on VELUX standard details and fabrications
- Skylight systems are not zero thrust systems (U.N.O.)
- Upon submission of final approvals to VELUX, any changes affecting cost shall require a new price to the buyer

Mail - JVallone@youngadjustment.com

Page 1 of 2

FW: Skylight Replacement

Bob Wolfarth <mc29wolf@verizon.net>

Thu 9/5/2019 12:34 PM

To: Jim Vallone <JVallone@youngadjustment.com>;

1 attachments (35 KB)

Wasco Quote Pottstown HR.docx

Jim,

The following is the Skylight Doctors' budget price to install (no material) the skylight on the Pottstown project. Attached is the Velux/Wasco material only quote.

Thanks for the opportunity.

Bob

From: Phil Jones <pjones@skylightdoctors.com>

Sent: Thursday, September 5, 2019 12:05 PM

To: 'Bob Wolfarth' <mc29wolf@verizon.net>

Subject: RE: Skylight Replacement

Bob, here is a Budget Only of what it would cost to install this unit. Providing a structural engineer inspects that curb and wall for a Pinnacle 600 System and Insulated Glass the cost would be **\$32,515.00** that's with crane for lifting material to and from the roof and others providing dumpster. I did not include counter flashing only flashings that are supplied with the unit.

Regards,

Phillip Jones

General Manager

Skylight Doctors LLC

1167 Bridge Road

Schwenksville, PA 19473



Phone: 215.641.1113

Fax: 215.641.1115

Stephen Figlin

From: Varghese Thomas <vathomas.pvi@gmail.com>
Sent: Friday, August 9, 2019 5:12 PM
To: Carole Aubrey; Stephen Figlin; Rental Office
Subject: Re: Covenant Realty - Collapse/Wind 7/10/19 - Claim # WACL-2019-226
Attachments: 101 Elevator.pdf

Hello Steve,

How are you? I know you're in the process of submitting the claim for 101 High St. Pottstown - Atrium damage to the insurance company. Meanwhile, I wanted to provide you with the expense from our part for the damage control and clean up before the restoration company was engaged. Please see the attached invoices and quotation from the Elevator company as well. I'm not sure, how much will be the charge for the Fire Alarm restoration. I'll send you that as soon as I know that. Belfor (restoration company) of course has done the temporary roof and the clean up to restore the property. I know that you'll be factoring their bill into your claim. Belfor had also engaged an electrician to repair and restore the electric, for which Lee from Belfor should be able to give you the invoice.

As far as what we spent, on the material for the immediate damage control, such as, tarps, ropes, sump pumps, extension cods, emergency lights through out the common areas, \$1,023.45. Two guys working day and night (on and off) for 3 days, 48 hours at the rate of \$15.00 an hour, \$720.00. Total, 1,743.00. Also, please see the attached invoices from Brandy Wine Elevator Company.

Thank You!

Varghese A. Thomas

On Thu, Aug 1, 2019 at 3:19 PM Carole Aubrey <CAubrey@youngadjustment.com> wrote:

Good Afternoon,

On behalf of Mr. Steve Figlin, please see the attached correspondence in regard to the above captioned matter.

Should you have any questions, please feel free to contact Mr. Figlin at 215-654-6800 or sfiglin@youngadjustment.com.

Thank you.

Carole Aubrey, Administrative Assistant